

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

Please complete all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For nonproject actions.

A. BACKGROUND

1. Name of proposed project, if applicable:

McAllister Creek Hatchery Demolition

2. Name of applicant:

Washington Department of Fish and Wildlife

3. Address and phone number of applicant and contact person:

600 Capitol Way N, Olympia, WA : (360) 902-8380 Douglas Mackey

4. Date checklist prepared:

January 3, 2013

5. Agency requesting checklist:

Washington Department of Fish and Wildlife

6. Proposed timing or schedule (including phasing, if applicable):

Winter-Spring 2012-13

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None other than that required for the demolition process. Thurston County will conduct a Critical Areas Review per the County's guidelines and may subsequently require an additional tier of environmental review.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None are known at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.

Thurston County requires a Master Application be submitted and that a critical area buffer review and approval of the demolition be accomplished by the County Planning Department prior to permit issuance. Water well and septic tank decommissioning procedures are required and have been started. The Olympic Region Clean Air Agency (ORCAA) is determining if an Air Quality permit will be required for this demolition. Certification that asbestos and/or lead paints are not present in proposed demolition is also required.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

All buildings and structures, including piping to a depth of 12 inches, will be demolished and removed off site to an approved disposal site. Approximately 85% of the pavement will be demolished and removed from site. The eastern-most paved area including the garage/storage building concrete pad and the Intake building concrete pad will remain.

All structures that were installed below OHW will not be affected by this demolition. WDFW will not disturb in-water structures as these will be addressed in a future phase to restore the creek's function to pre-hatchery levels. See Figure 2 at the end of this document.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, and county if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located at 10119 SE STEILACOOM RD, Olympia, Wa., 98513 (Parcel #09640019002) in Thurston County. The site is located within Section 40 (formerly 18), Township 18 North, Range 1 East, W.M. The legal description given in County data: MCALLISTER DC #40 BEG AT N4 COR OF SEC 18 S1-50-21-W. The site is bordered by SE Steilacoom Rd to the north and is otherwise surrounded by the property of Jess Thompson. The vicinity maps, figures 1 and 2, and site plan, figures 4 and 5, are below.

**McAllister Creek Hatchery Proposed Demolition
Vicinity Map**

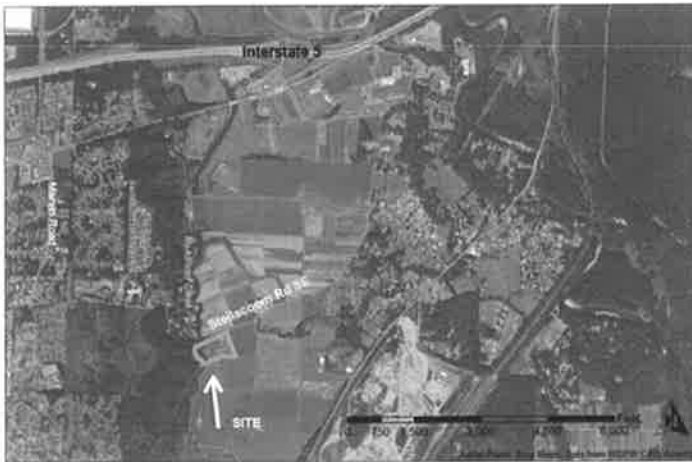


FIGURE 1

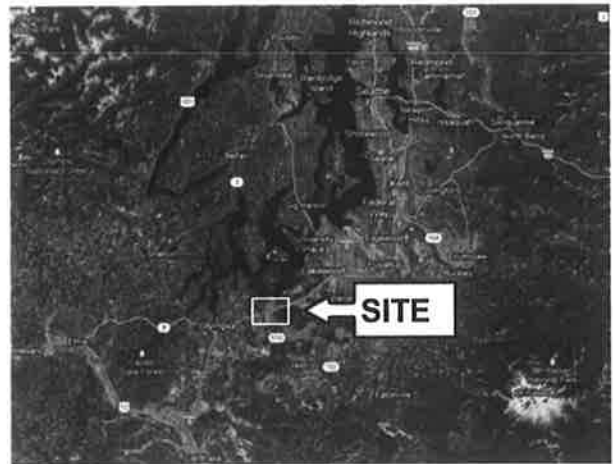


FIGURE 2

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,

other: **The project area is generally flat, with inclines descending into McAllister Creek to the west.**

b. What is the steepest slope on the site (approximate percent slope)?

The project area steep slopes are about 5% at their steepest locations in the area developed outside of the creek channel. Some of the built features are sloped at 66% and others have vertical walls.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The developed area on this property is fully covered with "Puget silt loam" soils per the Natural Resources Conservation service (NRCS) data.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no data identifying specific "unstable soils" in the city, county or state data examined during this environmental review.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The purpose of the project is to remove the built structures that can be removed without disturbing the land that may affect the environmental quality of McAllister Creek. The original hatchery was constructed in 1982 over a subbase, base course, and in places two to four feet of fill soils were used to prepare the site. This newer-to-the-site soil will be used to finish grade the site upon completion of the demolition.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Some minor erosion is anticipated during demolition that will be managed with standard construction best management practices.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 37.9% of the parcel is currently covered with impervious surfaces. This will be reduced to approximately 1%. Approximately 1,650 yds³ of asphalt pavement and about 557 yds³ of concrete from the two large building pads and smaller buildings will be removed. Most of the remaining impervious surface is the slab for the intake building that will remain until the work in and near OHW is accomplished later.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion control and water quality Best Management Practices (BMPs) will be implemented to minimize possible impacts generally caused by soil disturbance. The construction crew will be required to adhere to all the applicable Federal, State, and local erosion control protocols as specified in the respective regulations such as a Temporary Erosion and Sediment Control Plan.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions from construction vehicles and emissions from vehicles using the roads once renovated are associated with this project.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Standard emission control converters and mufflers would be in use by construction vehicles.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The hatchery property is located within the shoreline zone of McAllister Creek. Wetlands are known to exist in the vicinity of the project though the National Wetland Inventory data do not accurately represent these areas.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes; much of the project is within 200 feet of McAllister Creek. See Figure 3, below.



FIGURE 3

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None of the fill will be placed in or removed from surface water or wetlands.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes, see the site map.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not Applicable.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The source of water run-off is storm water. Storm water runoff will be diminished considerably with replacement of impervious surfaces with soils.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

The likelihood of waste materials entering ground or surface waters is extremely low. It is conceivable that petroleum products (oil or gas) associated with construction equipment could accidentally be released, though vehicle operators are trained to prevent such waste discharges and prepared to contain releases and call for appropriate clean-up.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Sediment control BMP's will be in place including use of silt fence around ground disturbing activities that have the potential to discharge to surface waters.

4. Plants

- a. Check or circle types of vegetation found on the site:

☒ deciduous tree: **alder**, maple, aspen, other:
☐ evergreen tree: fir, cedar, pine, other
☒ shrubs: **willow**
☒ grass
☐ pasture
☐ crop or grain
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Small amounts of vegetation that has grown along the edge of, or through cracks in, the pavement will be removed.

- c. List threatened or endangered species known to be on or near the site.

The Natural Heritage Program (NHP) databases as well as the state (WDFW) and federal agency listings (USFWS) were examined for threatened or endangered plants on November 15, 2012. There are no listed plants within 7,000 feet of the project area.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

A modest landscape plan is being created to help stabilize the migration of soils throughout the site. This will primarily be achieved with a grass mixture selected to match those in the surrounding fields. The improved quality of wetland buffer functions are a considerable improvement for the all plant communities at the site.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: **hawk, heron, eagle, waterfowl**, songbirds, other:

mammals: deer, bear, elk, **beaver**, other: **muskrat, river otter, mink**

fish: bass, **salmon, trout**, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

Three threatened fish species (ESUs) occur in the Sammamish River at this location:

Chinook Salmon (*Oncorhynchus tshawytscha*) – including critical habitat

Coho Salmon (*Oncorhynchus kisutch*) – listed as a Species of Concern

Steelhead trout (*Oncorhynchus mykiss*) – critical habitat is still under review (NMFS)

Priority Habitat and Species data analysis show that five other species of interest are listed with presence within 1.5-miles of the site. These include (map available upon request):

- **WOOD DUCK NESTING AND BROOD AREAS**
- **NISQUALLY RIVER BALD EAGLE USE AREA FOR MULTIPLE NESTS AND BIRDS**
- **MINK HABITAT**
- **NATURALLY VEGETATED LAND AREAS IN PIERCE COUNTY, and**
- **NON-FARMED WETLANDS AND WET PASTURE LANDS ON THE NISQUALLY RIVER DELTA**

- c. Is the site part of a migration route? If so, explain.

The site is considered part of the Pacific Flyway used by migratory birds. McAllister Creek is a migration route for several species of salmon, and steelhead trout.

- d. Proposed measures to preserve or enhance wildlife, if any:

Removal of the buildings and pavement will enhance the area for use by wildlife. The improved quality of wetland buffer function will also enhance that habitat for wildlife.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

No energy systems will be needed at the site and all are being removed.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

None are included.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

1) Describe special emergency services that might be required.

None.

2) Proposed measures to reduce or control environmental health hazards, if any:

None. The structures were constructed in 1988, after laws prohibiting use of toxic building materials such as asbestos were already in place.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There are no noises that adversely affect the project or the surrounding environment.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction vehicles including several types of trucks, front-end loaders, or bulldozer and will produce related noises between the hours of 7 am and 5 pm.

3) Proposed measures to reduce or control noise impacts, if any:

No special noise reduction efforts are planned.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

The property was developed for use as a fish hatchery beginning in 1982. The site has been abandoned since 2002.

b. Has the site been used for agriculture? If so, describe.

During the pre-hatchery years the site was likely used for agricultural purposes.

c. Describe any structures on the site.

There are four buildings at the site: a main hatchery building, a garage and storage building, a building housing the pumps and piping for the hatchery water intake, and a small well/pump house. There are two large empty hatchery pond structures: a rearing and adult pond and a set of 18 contiguous incubation ponds. Also at the site is a gas-stabilization standpipe (essentially a small water tower), a pollution abatement pond, a fish ladder, and all the hatchery piping from the intake and well house to the outfall. A diversion weir was constructed in McAllister Creek.

d. Will any structures be demolished? If so, what?

Yes; all of the structures, including pavement, will be demolished with the exception of those structures that are below ordinary high water (OHW) or build over or near OHW where their removal would require permitting such as an Army Corps of Engineers 404 permit or a Hydraulic Project Application. See Figure 3 at the end of document.

e. What is the current zoning classification of the site?

The project area is zoned NA, Nisqually Agriculture and RR1/5, Rural Residential.

f. What is the current comprehensive plan designation of the site?

The project area is zoned NA, Nisqually Agriculture and RR1/5, Rural Residential.

g. If applicable, what is the current shoreline master program designation of the site?

Much of the site is within the Thurston County's Shoreline Zone. The land above Ordinary High Water (OHW) is designated "Rural Conservancy"; the substrate below OHW is designated "Aquatic."

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The Thurston County Shoreline Master Program identifies the area of the hatchery as in: McAllister Creek MCA-4-MCA-5 rural, conservancy Rural Conservancy • Outside incorporated municipalities and outside urban growth areas, AND:

- **Supporting lesser-intensity Resource Conservancy-based uses (agriculture) - current use agriculture and zoned Nisqually Agriculture**
- **Currently accommodating residential uses outside urban growth areas and incorporated cities or towns**
- **Supporting human uses but subject to environmental limitations (steep slopes, potential landslide areas, 100-year floodplain, and wetlands)**

The County's Critical Areas Ordinance maps illustrate that this site is classified as "environmentally sensitive." Because of the number of apparent environmental sensitivities a Critical Areas Report is being prepared for Thurston County Critical Area Review process.

i. Approximately how many people would reside or work in the completed project?

None

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
All existing above-ground structures are being removed with very few exceptions (see A-12). The tallest structure remaining will likely be the concrete associated with the intake structures at about 18 inches above grade.
- b. What views in the immediate vicinity would be altered or obstructed?
No views will be obstructed.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The land will be contoured and planted to appear natural by matching the slopes and vegetative cover characteristic of adjacent lands at this elevation.

11. Light and glare

- a. What type of light or glare will the proposal produce? **None** What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light and glare impacts, if any:
None

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None in this immediate area.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None are proposed. This is a demolition of a facility that was not generally open to the public.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

All of the buildings and built features were constructed after 1982 and have no known historical value. The Department of Archaeology and Historic Preservation has issued a No Historic Properties Affected document: Log: 090612-17-WDFW.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None are known.

- c. Proposed measures to reduce or control impacts, if any:

None are planned.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The McAllister Hatchery is accessed by SE Steilacoom Road, a public road in Lacey, WA that is well known to locals. Access to the site will be removed during demolition.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is not served by public transit.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The proposed demolition will reduce parking to 0 parking spaces. The hatchery had no organized parking spaces but could accommodate over two dozen vehicles.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

None

- g. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

- a. Circle utilities currently available at the site: **No utilities will remain at this site.**
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed.

**All utilities will be decommissioned and or removed. The water well and a small on-site septic
system tank will be decommissioned.**

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead
agency is relying on them to make its decision.

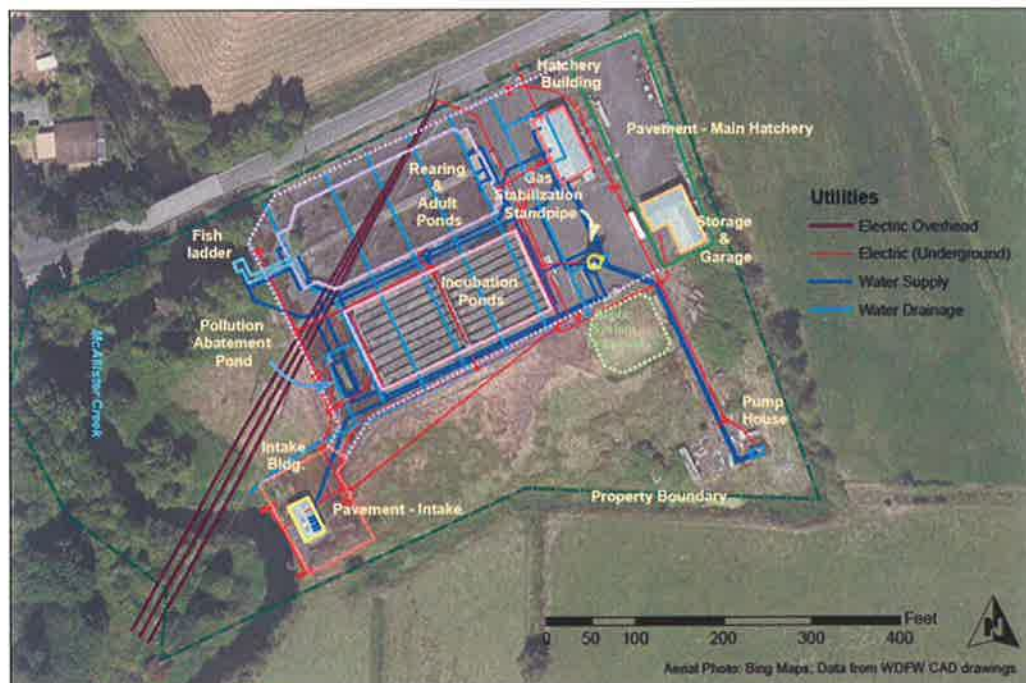
Signature: 

Name of signee: **Douglas Mackey**

Position and Agency/Organization: **Fish and Wildlife Biologist, Washington Department of Fish and
Wildlife**

Date Submitted: **January 3, 2013**

McAllister Creek Hatchery Proposed Demolition Existing Condition (Abandoned Summer of 2002)



**FIGURE 4 All of the
above hatchery
elements will be
removed with the
exception of those
pictured below in
Figure 3.**

McAllister Creek Hatchery Proposed Demolition Post-demolition Anticipated Condition



FIGURE 5 WDFW proposes to leave approximately 15% of the paved area on the east side of the property for a fenced storage area for medium-sized construction items used in habitat restoration projects such as bridges and culverts. The in-water and near-water structures will remain onsite until adequate stream restoration funding is received to improve McAllister Creek.